



Asking Price £96,250 | Leasehold

Hallaton Road, Tugby, Leicester, LE7 9WB





Key Features & Description

- 35% Shared Ownership
- Scope to increase to 80% Ownership
- Two Double Bedrooms
- Modern Home
- Open Plan Living Room/Dining room
- Kitchen with Integral Appliance
- Two Parking Spaces
- EPC Rating C | Council Tax Band B

Offered with 35% shared ownership and the opportunity to increase your share to 80% in the future this well-presented two double bedroom home provides an excellent opportunity for buyers looking to step onto the property ladder.

Situated on the edge of the village, the property enjoys lovely views over open countryside. The accommodation briefly comprises an entrance hallway with a convenient downstairs WC. To the rear of the property is a spacious living room featuring bi-fold doors opening onto the garden, creating a bright and inviting space ideal for both relaxing and entertaining. The dining kitchen opens to the living room offers ample space for cooking and dining, making it a practical and sociable hub of the home.

To the first floor, the property offers two generous double bedrooms and a modern family bathroom, finished to a good standard throughout.

Externally, the property enjoys a lovely enclosed rear garden, laid to lawn and perfect for outdoor dining or relaxing, sided gated access to your two parking spaces to the rear. To the front is a small lawn area, setting the property back from the road.

This attractive home offers comfortable modern living with excellent outdoor space and represents a fantastic opportunity.

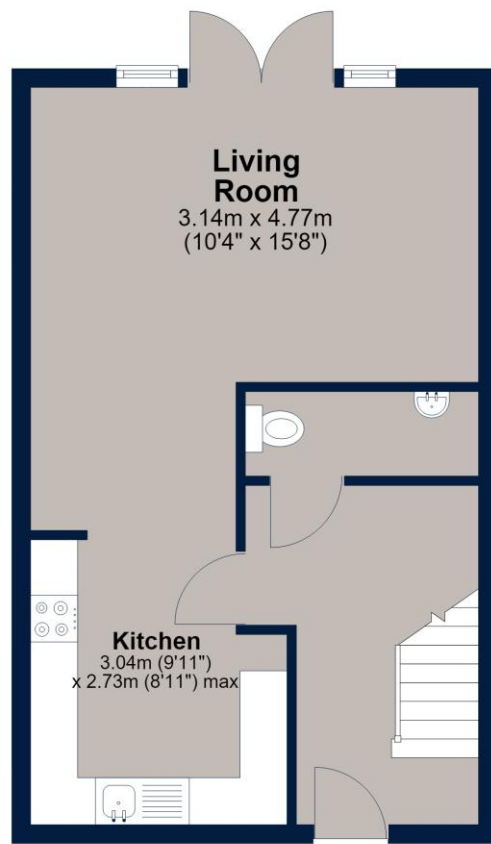
VILLAGE LIFE

The village of Tugby, which is surrounded by attractive east Leicestershire countryside, located just off the A47 between Uppingham and Leicester. Tugby has a public house/restaurant, village hall with sporting facilities, a reputable primary school and historic church. Day to day amenities are available in the nearby village of Billesdon which has a doctors surgery, post office, store, with more comprehensive shopping and supermarket facilities in Leicester, Uppingham, Oakham and Market Harborough. Both Leicester and Market Harborough have mainline rail services to London St Pancras with its Eurostar link, and the M1 is accessible at either Junctions 20 or 21. Nearby beauty spots include Rutland Water with its sailing and leisure pursuits.



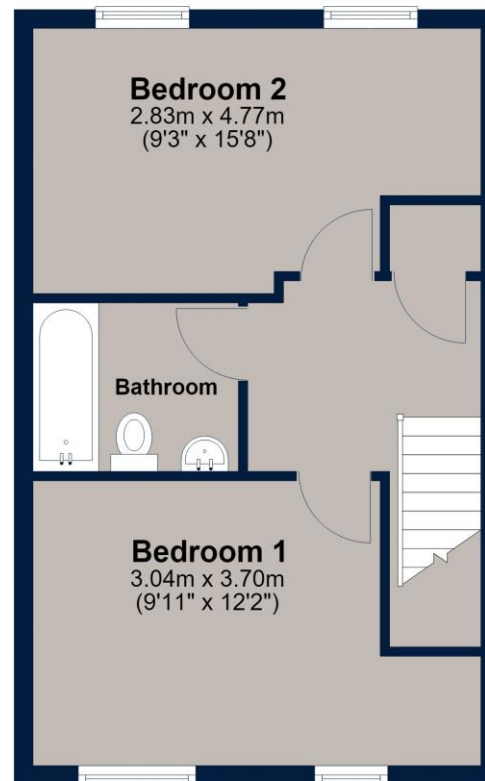
Ground Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 75.0 sq. metres (807.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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Important Notice

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